



Planning & Zoning

600 9th Street · Wheatland, WY 82201 · (307) 322-2962

PLATTE COUNTY PLANNING & ZONING COMMISSION

RECORD OF PROCEEDINGS

WEDNESDAY, MARCH 11, 2020

Call to Order – Roll Call

The regular meeting of the Platte County Planning and Zoning Commission was called to order at 6:00 PM on Wednesday, March 11, 2020, by Chairman Shepard in the Platte County Commission Chambers.

Members Present: Chairman Shepard, Commission Member Brockman, Commission Member Klein, Commission Member Warner, Commission Member Lockhart

Members Absent: None

Staff Present: Planner Clark

Approval of Minutes

Approval of Minutes – January 15, 2020

Motion by Commission Member Brockman with a second by Commission Member Lockhart was made to approve the minutes of the previous January 15, 2020 meeting as presented.

Upon roll call the vote on the MOTION was:

YES: Chairman Shepard, Commission Member Brockman, Commission Member Klein, Commission Member Warner, Commission Member Lockhart

NO: None

MOTION DECLARED CARRIED

Declaration of Conflicts of Interest

Chairman Shepard asked if any of the Commission Members had conflicts of interest to declare. Commission Member Brockman declared a conflict of interest for item b under new business.

New Business

Request for a Simple Subdivision

A request for a Simple Subdivision to divide approximately 13.15 acres out of 40 acres by Mr. Kumelos, located at 110 Swanson Road, Wheatland, Wyoming

Planner Clark presented a request made by Jim Kumelos to divide approximately 13.15 acres out of 40 acres located at 110 Swanson Road. Planner Clark noted that both the Town of Wheatland Planning and Zoning Commission and Wheatland Town Council approved the request with no concerns. Planner Clark asked that Mr. Kumelos have the surveyors creating the plat submit the drafts via email to the planning office for review before ordering the mylar copies for signatures. Mr. Kumelos spoke in favor of the request.

Merlin Hitt spoke in favor of the request and noted that there are already easements in place for access to the back 40 acres.

Motion by Commission Member Brockman was seconded by Commission Member Lockhart, to recommend approval of the request for a Simple Subdivision to divide approximately 13.15 acres out of 40 acres located at 110 Swanson Road with the condition that an electronic copy of the draft be sent to the planning office for review and/or corrections before ordering mylars for signatures and recording.

Upon roll call the vote on the MOTION was:

YES: Commission Member Brockman, Commission Member Klein, Chairman Shepard, Commission Member Warner, Commission Member Lockhart

NO: None

MOTION DECLARED CARRIED

Request for a Subdivision

A request for a Subdivision to divide approximately 5.19 acres into two parcels out of 35.7 acres by Seth Brockman, located at 134 Antelope Gap Road, Wheatland, Wyoming

Planner Clark presented a request made by Seth Brockman to divide approximately 5.19 acres into two parcels out of 35.7 acres located at 134 Antelope Gap Road. Planner Clark noted that both the Town of Wheatland Planning and Zoning Commission and Wheatland Town Council approved the request with no concerns. Planner Clark noted that Seth Brockman is working with the Wheatland Irrigation District to obtain permission for the subdivision and that Mr. Brockman's letter of justification was very thorough. Planner Clark asked Seth Brockman if access for parcel 2 would come off of Antelope Gap Road or Bellis Road; Mr. Brockman noted that access would probably come off of Bellis Road, but there is already access off of Antelope Gap Road if the future owner decided to utilize that as an entry point. Planner Clark asked that Seth Brockman have the surveyors creating the plat submit the draft via email to the planning office for review before ordering the mylar copies for signatures.

Seth Brockman spoke in favor of the request.

Motion by Commission Member Warner was seconded by Commission Member Klein, to recommend approval of the request for a Subdivision to divide approximately 5.19 acres into two parcels out of 35.7 acres located at 134 Antelope Gap Road with the condition that Mr. Brockman have the surveyors creating the plat submit the draft via email to the planning office for review and/or corrections before ordering the mylar copies for signatures.

Upon roll call the vote on the MOTION was:

YES: Commission Member Warner, Commission Member Lockhart, Commission Member Klein; Chairman Shepard

NO: None

ABSTAINED: Commission Member Brockman

MOTION DECLARED CARRIED



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Board Discussion

Chairman Shepard asked the Commission Members about what meeting times and dates worked for them. Commission Members agreed that 6 pm meeting should run from October through March and 7 pm meeting should run from April through September. For 2020, the 7 pm meetings will begin in May, due to the April meeting notices already being sent out to the local paper for publishing. Commission Members noted that either Tuesdays or Thursdays work better for their schedules. Planner Clark noted that the day adjustment will need to be made by updating the by-laws.

Planner Clark discussed the new county website and that she has been working on uploading past Planning and Zoning minutes into the repository.

Planner Clark updated the commission on additional information in relation to the proposed Wild Horse Ranch project.

Planner Clark asked that those that could attend the Town Planning and Zoning workshop on April 22, 2020 at 5:30 p.m. to please do so to add input in relation to RV/Travel Trailer space rentals being allowed within Conservancy District zoning in town limits; such as at the Platte County Fair Grounds. Fair Board will also be invited to attend.

Planner Clark confirmed that there are items on the agenda for April and the meeting will be April 15, 2020 at 6:00 p.m.


Chairman Shepard adjourned the meeting at 7:06 PM.

Approve:



Chairman Planning & Zoning Commission

Attest:



Planning Director

